



Town of Hopkinton Planning Department

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HOPKINTON PLANNING BOARD NOTICE OF DECISIONS SEPTEMBER 14, 2021

Notice is hereby given that the Hopkinton Planning Board met at 6:00 PM on Tuesday, September 14, 2021, in the Hopkinton Town Hall, 330 Main Street, Hopkinton. Members present: Chair Michael Wilkey, Vice-Chair Celeste Hemingson, Ex-Officio Anna Wells, Greg Sagris, Jane Bradstreet, James Fredyma, Clarke Kidder, and Alternate Robert Dapice. Members absent: Alternates Richard Steele and Timothy Britain. Staff present: Planning Director Karen Robertson. The Planning Board made the following decision(s):

I. Applications/Public Hearings.

#2021-20 Baystone Properties, LLC Site Plan Review, Architectural Design Review, and Condominium Subdivision to construct 12 attached, townhouse-style residential units at 71 Cedar Street, Tax Map 102, Lot 35, VR-1 district. Note: Zoning Board of Adjustment approval is required; therefore, the application was continued to the October 19, 2021 meeting.

#2021-22 T. F. Bernier, Inc. Three (3) lot subdivision (revised proposal showing 2-lots) of property owned by John H. Lynch Irrevocable Trust of 2012, Gould Hill Road, Tax Map 240, Lot 51, R-2, and R-3 districts.

Motion made by Celeste Hemingson, seconded by James Fredyma, to **ACCEPT** as complete and for consideration revised application #2021-22 as presented. Motion carried unanimously: Kidder – yes, Fredyma – yes, Hemingson – yes, Wells – yes, Sagris – yes, Bradstreet –yes, and Wilkey – yes.

Greg Sagris, seconded by Anna Wells, moved to **APPROVE** application #2021-22 subject to receipt of a Wetland Permit for the driveway on Lot 51. The motion included waivers to Subdivision Regulations sections 3.3.1(d) and 3.3.2(a). Motion carried unanimously: Kidder – yes, Fredyma – yes, Hemingson – yes, Wells – yes, Sagris – yes, and Wilkey – yes.

#2021-23 Karen Robertson Lot Line Adjustment between Lot 39, owned by Karen Robertson, and Lot 40, owned by Mayo Revocable Trust of 2017, Tax Map 221, Pine Street, R-2 district.

Motion made by Clarke Kidder, seconded by Jane Bradstreet, to **ACCEPT** as complete and for consideration application #2021-23. Motion carried unanimously: Kidder – yes, Fredyma – yes, Hemingson – yes, Wells – yes, Sagris – yes, Bradstreet –yes, and Wilkey – yes.

Greg Sagris, seconded by James Fredyma, moved to **APPROVE** application #2021-23 subject to receipt of a Wetland Permit for the driveway on Lot 51. The motion included waivers to Subdivision Regulations sections 3.3.1(d) and 3.3.2(a). Motion carried unanimously: Kidder – yes, Fredyma – yes, Hemingson – yes, Wells – yes, Sagris – yes, and Wilkey – yes.

- II. Adjournment.** James Fredyma, seconded by Michael Wilkey, moved to **ADJOURN** at 7:30 PM. Motion carried in the affirmative. The next scheduled meeting of the Planning Board will be at 6:00 PM on Tuesday, October 19, 2021.

Karen Robertson
Planning Director